

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12153 of Van Ness Properties, III, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 3105.43 to establish a dry cleaning and laundry agency (Pick-up station) (basement) in the R-5-C and R-2 Districts as an apartment house adjunct at 3003 Van Ness Street, N.W., Square 2049, Lot 6.

HEARING DATE: September 15, 1976

DECISION DATE: November 30, 1976 (Executive Session)

FINDINGS OF FACT:

1. Applicant conducts a dry cleaning and laundry pick-up business in the basement of the subject apartment house.
2. There are at least 500 units in the subject premises.
3. Applicant's services are of a personal nature intended for the use of the occupants of the apartment house and are supplementary to those in established Commercial District.
4. There is no direct entrance thereto from the outside of the building.
5. No part of such adjunct or the entrance thereto is visible from a sidewalk.
6. No sign or display indicating the existence of such adjunct is visible from the outside of the building.
7. The center of the principal entrance of such apartment house is more than one-fourth mile walking distance from the nearest principal business street frontage of any business district previously established and operating in a Commercial or Industrial District and the parking spaces for such District are adequate and convenient.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that applicant's services are accessory uses and appropriate adjuncts to an apartment house which are designed to service the tenants' daily living needs. The Board further concludes that the granting of the relief herein will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with the zoning regulations and maps. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 3-0 (William F. McIntosh, Leonard L. McCants, Esq., and William S. Harps)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Arthur B. Hatton
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 1-18-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.